

Aspect Systems Inc.



**3201 BOWMAN AVENUE
AUSTIN, TX**

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PROPERTY INSPECTION REPORT

Prepared For: GEORGE STRAUGHAN

(Name of Client)

Concerning: 3201 BOWMAN AVENUE, AUSTIN, TX

(Address or Other Identification of Inspected Property)

By: Nev Nicholson, Lic #272

(Name and License Number of Inspector)

08/12/2014

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
(<http://www.trec.texas.gov>) REI 7-3 (Revised 05/2013)

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

This Inspection was performed on a dry sunny morning August 12th, 2014. The current Owner provided access to the Home. Our Client's realtor, Kakky Dyer was present. Mr. Straughan, the Client was unable to attend.

The Home is in a state of dilapidation and disrepair. The purpose of the Inspection was to determine what, if any, environmental or similar issues are present on the property that may have an impact on the demolition of the existing structure. To that end this Report should not be considered a typical Pre-Purchase Inspection where mechanical systems, for example, were thoroughly tested and operated.

This Inspection focuses on the materials and conditions present, bearing in mind the Client is intending to demolish the existing Home.

Other parties who may come across this Report must bear this in mind, and if they have different objectives for the property should have their own third-party Inspection made geared to their objectives.

This Report was prepared later from images and notes collected at the site.

Questions and Feedback about the Inspection and Report can be sent to me on my Cell: 512 963 3429, (voice or text). And Email: aspect@austin.rr.com

For descriptive purposes the Front Porch faces South.

As you **Read the Report** you will see topics ranging from Structural components to Kitchen Appliances. If these items were present and part of this Inspection the 'Inspected' box at the top of that section will be checked.

Text in the section may include bulleted descriptions.

- Bulleted text is discussing something needing repair, correction, and sometimes a hazard.

Comments in *blue Italics* are not Repair issues. *These are FYI comments and advice for your better understanding of the Home.*

Photos are used to illustrate both Bulleted and Informational Italic text.

My Intention is to give you accurate and useful information about the condition of the Home.

Questions and Feedback about the Report and Inspection can be sent to me Cell: 512 963 3429 (voice or text), or Email: aspect@austin.rr.com

Gratefully,

Nev Nicholson

TREC Inspector License #272

Ph: 512 963 3429

I=Inspected

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D=Deficient

I NI NP D

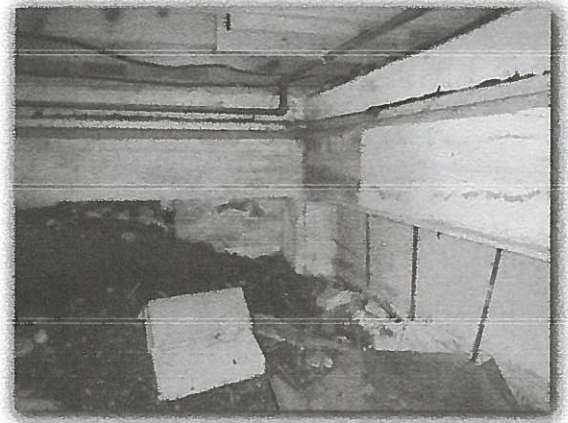
I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Pier & Beam - Crawlspace
Comments:

The Home has a Concrete Beam supporting the Perimeter Walls with Formed Pier Footings into Grade (photos below).



Despite some typical hairline cracking running horizontally through the Beams as a result of differential tensions, they appear to be viable and providing good support at these walls. No significant cracking observed in exterior brick.

Lumber Headers spanning the Crawlspace between front and rear Beams are supported by Piers at suitable intervals.

The overall support for the Home appears to be viable with some specific repairs:

- **One or two of these Piers have some cracking in them (photo below). Repairs to these Piers can be made, or additional Piers placed alongside them.**



The overall Condition of the Joists and Subflooring (left photo) is good.

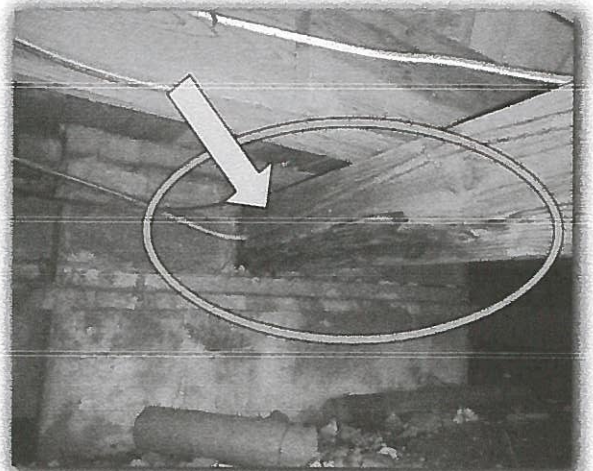
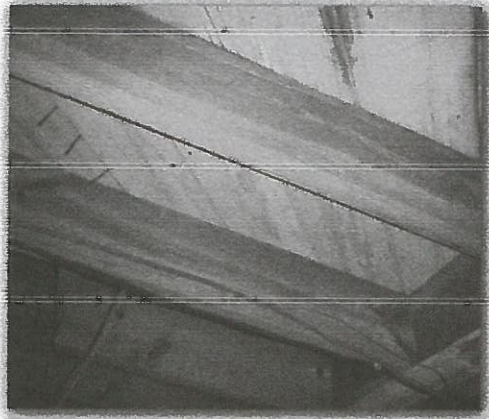
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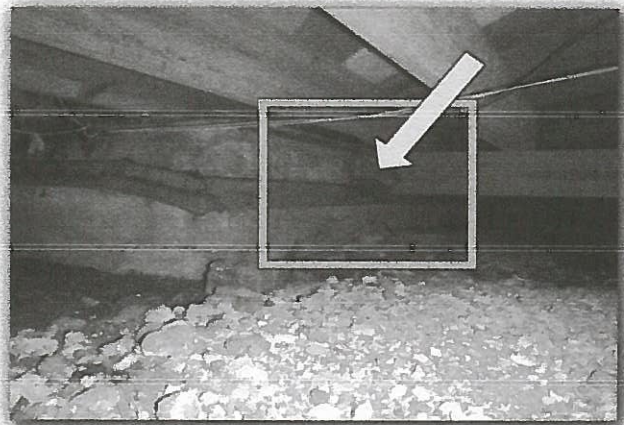
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- **The Header at the Fireplace Hearth** is decay damaged (right photo) as a result of prior Roof leaks at the Chimney.
- **This Header can be repaired** by sistering new Treated boards of same dimension to both sides of the damaged Header and lag-screwing them together through the original Header.
- The Sistered Boards to extend from the Hearth to the next Pier along the Header.
- A new supporting Pier can then be installed at the Hearth end of the repaired header.
- **Similar Decay Damage** to the Header further along the front wall to the east of the Fireplace (photo below)



- **Similar Repair** needed to this Header.
- **The Interior Floor does slope noticeably** in the Kitchen, Rear Bedroom areas (photo)

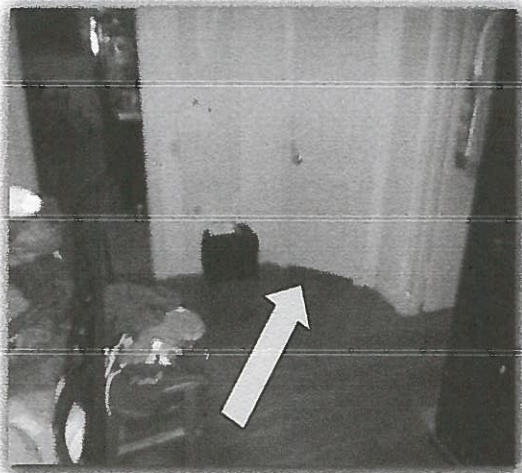
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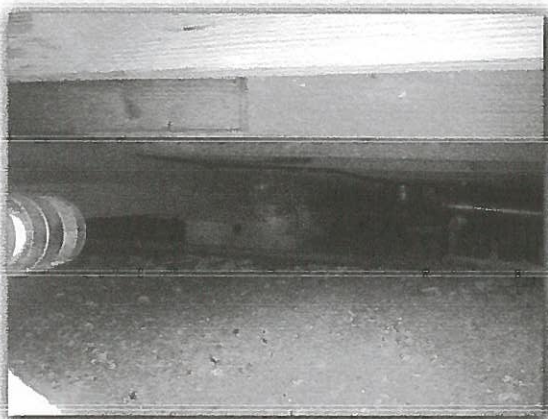
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- **I was unable to get to this part** of the Crawlspace. Repairs can be made to Headers/Joists and Piers here when existing Plumbing (water and gas) has been removed



Note: A newer **Treated Lumber Header** (photo above) has been installed in the center of the Crawlspace below the Living Room.

- **If the Home is to be remodeled** and included in the new Floor Plan, then all perimeter Vents at the Crawlspace need new Hardware Cloth to be installed behind them to limit pest access.

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- **A large amount of scrap Lumber** in the Crawlspace, and other parts and junk, will need to be removed from the Crawlspace below the Study.
I do not see any 'toxic' or environmentally sensitive parts and materials here.



B. Grading and Drainage

Comments:

- **Back Yard slopes toward Home.** Construction Plans for a new Home should take this into account and include Landscaping and Drainage improvements to create Positive Drainage and Sloping away from all exterior walls.



- **The existing Retaining Wall** at the rear and east side of the Home is broken as a result of tree growth and soil expansion/contraction.

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- **New Home should Include Guttering** with Downspouts extending well clear of the Foundation.

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C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

Viewed From: Eaves

Comments:

Roof appears to be in good condition overall. I'm guessing the Shingles to be about 5-7 years old.

Flashing details appear to be in good condition and were likely replaced during the current Shingle insulation.

- **Tree damage to shingles** likely where Branches are in contact with eaves and sprawling onto roof slopes.

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D. Roof Structures and Attics

Viewed From: Attics

Approximate Average Depth of Insulation: None

Comments:

- **Ceilings lack Insulation.** (As do Exterior Walls in all likelihood).

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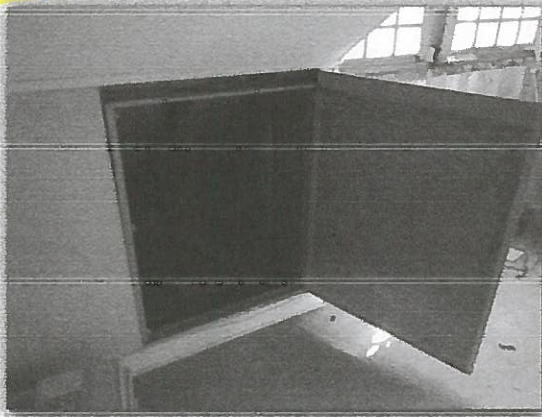
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- **Attic Areas (If Remodeling)** need to be Insulated at Ceilings, and Living Walls.



- **Access Doors** need to be Energy-Efficient.

Note: 2 x 4 Rafters and original Skip-Sheathing support the more recently installed solid Decking for the Asphalt Shingle Roofing.



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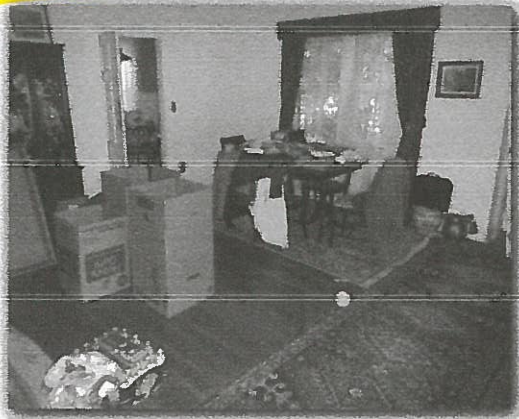
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E. Walls (Interior and Exterior)

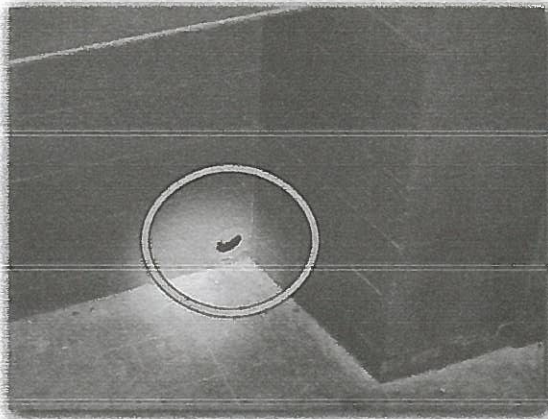
Comments:

Interior Walls

- **The Interior of the Home is crowded with personal belongings and storage.**



- **When empty one should expect** to find additional defects and repairs that could not be observed under the current conditions.
- **Rodent Infestation** evident at interior walls (left photo) and Attic, urine staining on top of Air Handler, (right photo).



Exterior Walls

- **Shrubs and Trees conceal much of the Homes exterior Walls.** The exterior masonry appears to be sound.

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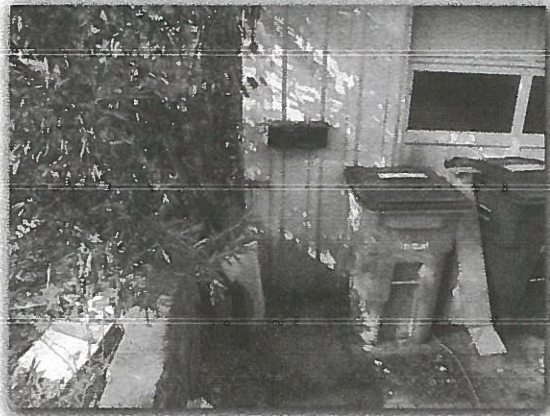
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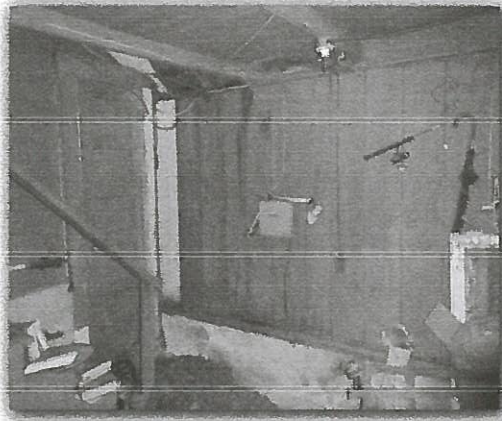
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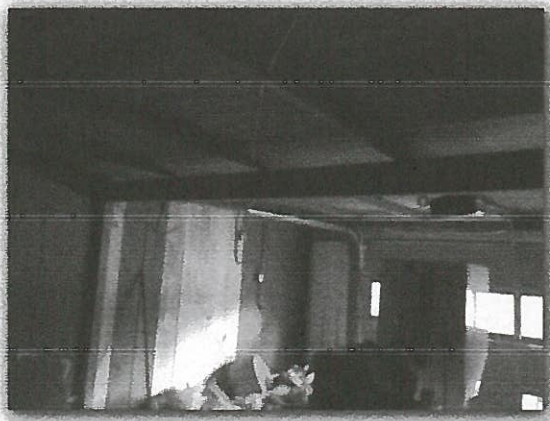
- **The Garage is a Wood-Frame Structure** on a thin Slab Floor at the west end of the Home.



- **The Garage Floor being at same elevation** as exterior Grade leaves the bottom of the Wood walls vulnerable to decay damage and pest activity.
- **The exterior walls are without Studs.** Vertical Plank Siding between top and bottom plates makes up the bearing walls for roof support.



- **The Photos above illustrate this.** Note the original Skip-Sheathing for the original Cedar Shingle (or metal) roofing has been layered with solid Plywood Decking for the current Asphalt Shingle Roofing.
- **A more recently installed Header** on Columns adds supporting stiffness to the Attic Floor.



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- The structure of the Garage is poor and decay/pest damage has further weakened it.
- The Slab floor here needs to be repaired or replaced.
- My recommendation is for a complete rebuild of this part of the Home.



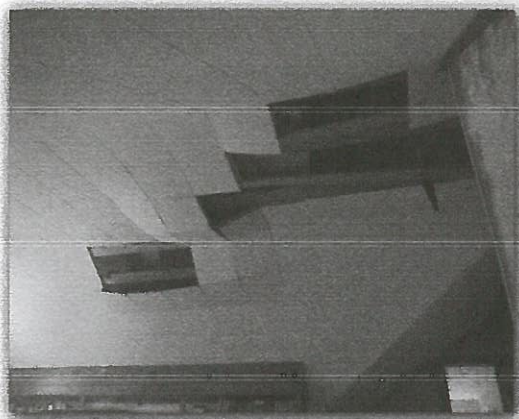
F. Ceilings and Floors

Comments:

- Lower Level Ceilings damaged by prior Leaks such as at the Living Room at the Fireplace (photo).



- The Cellulose Ceiling Tile in the 2nd Floor Ceilings is collapsing.



- Gaps In the Tile reveal they are attached to 1 x 4 Skip-Boards on the underside of the Joists. This is poor support for the Tile.
- If the Home is to be remodeled, remove all Cellulose Tile. Remove 1 x 4. Repair Joists to be able to support Drywall.

Note: Patched Flooring in the Home is where prior Gas Floor Heaters were.

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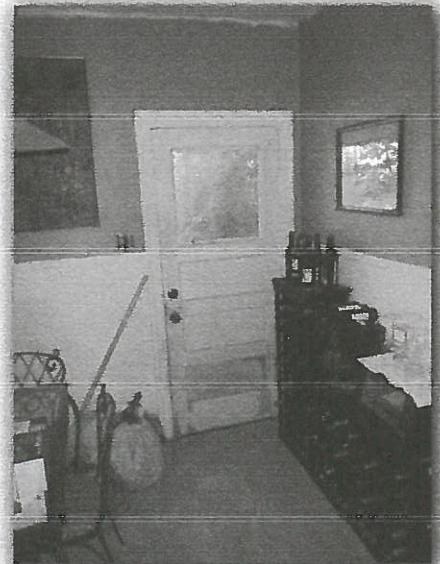


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G. Doors (Interior and Exterior)

Comments:

- **Under-sized Garage Entry Door (below left).**



- **Glass in the Back Porch Door (right) is not tempered safety glass.**

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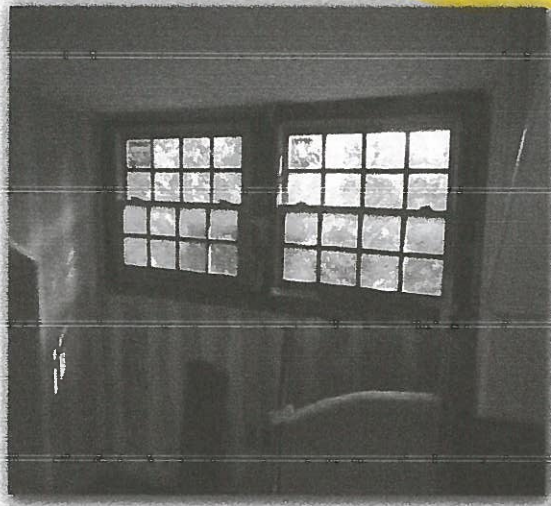
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H. Windows

Comments:

- **The newer Upper Dormer Windows** lack proper Flashing at the Sill. Water damage occurring to wall below windows (right).



- **If Remodeling the Home**, these Windows should be removed to properly Flash the wall opening and the Sill. Then Windows to be re-installed.
- **Note: Upper Bedroom** will need at least one operable Window with an opening large enough to allow emergency rescue and/or escape.

Note: All windows in Home are Single-Pane sash-type.



I. Stairways (Interior and Exterior)

Comments:

- **Stairway to Loft/2nd Floor** is sub-standard in several ways:
- **Winder Steps** at bottom are too small.
- **In fact Tread depth** at all Steps are too shallow.

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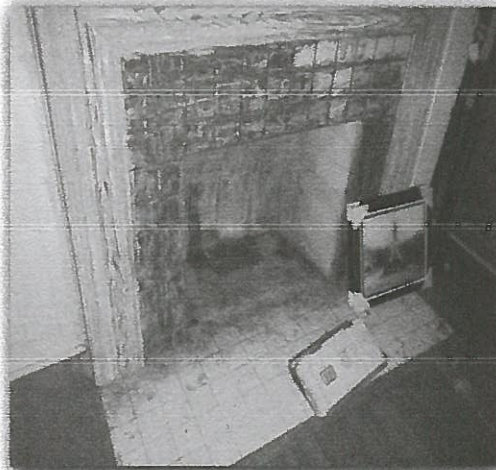
- **The Window** in the Stairway should be Tempered Glass.
- **A Continuous Grippable Hand Railing** is needed on the wall from the top of the Stairs to the bottom (right photo).

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J. Fireplaces and Chimneys

Comments:

- **The Living Room Fireplace** (below left) has a narrow Flue opening at the Damper (right).



- **If Remodeling, a Chimney Contractor** should repair the Flue
- **Install a Flue-Top Damper** operated by a Pull-Wire Hitch in the Fireplace. This will make the Home more energy-efficient and keep the elements and pests out of the Flue.

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K. Porches, Balconies, Decks, and Carports

Comments:

Porches are concrete formed over fill rubble.



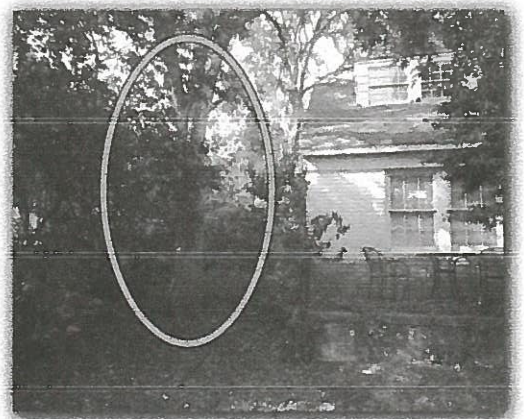
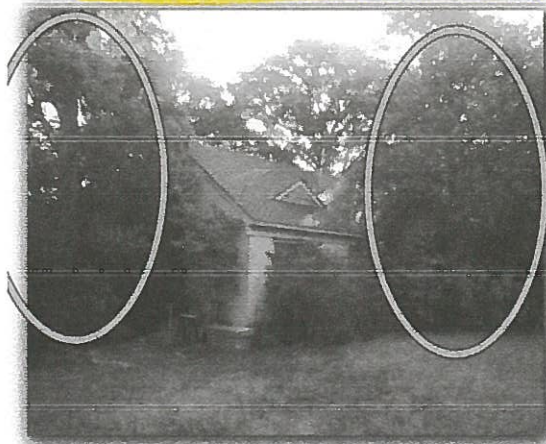
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L. Other

Comments:

Trees

- **Re-Development of the Site** will involve accommodating protected Trees within the requirements of the City Arborist.



- **Elms at the rear walls** (left) walls of existing Home will likely have to stay, as will the Elm at the east end (right).
- **Junked Vehicles** (photo) Containers with Fuels, Oils and other chemicals will need to be

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removed from the site.



II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

- Existing Electrical Service is to the Garage front right rake eave (photo).



- Rebuild of Garage/Home will involve a new Service Drop to a new Mast at a new Eave.
- Grounding is to a Hose Bibb at the Garage interior wall (left photo).

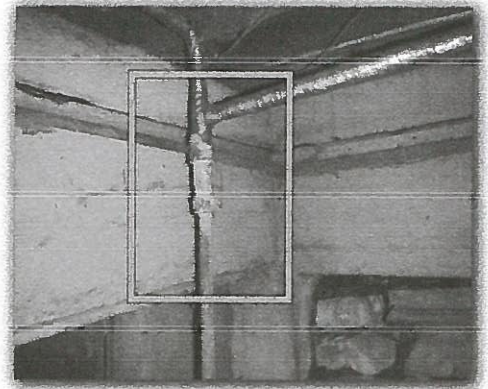
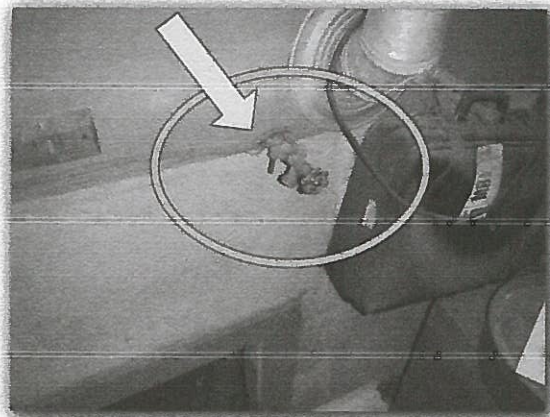
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- **This is no longer viable** since a PVC Connector in the Crawlspace bridges the Crawlspace Steel Water Main (right photo) to the Copper Crawlspace Tubing.
- **New Electrical Service** will involve a new Grounding Rod where the new Meter and Main Breaker Box is to be located.
- **All Metallic Water Supply** will then be Bonded back to this new Grounding.
- **Gas Supply Tubing** must also be Bonded back to Grounding.
- **Original Fuse/Switch Boxes** in Garage Wall by Entry Steps to be replaced either at a new Exterior Main Breaker Box, or a new Sub Panel in the rebuilt Garage or Home.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

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- If Remodeled the Home will need all-new Wiring/Fixtures and Outlets.



- If Remodeling Power to be turned off in Home. There are several dangerous Outlets in walls (right) where electrocution or fire can occur.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Central

Energy Sources: Gas

Comments:

- 2006 model Air Handler is shoe-horned into the limited Attic Space at the rear of the Loft Bedroom.



- If remodeling, open-up this Attic so that the AC equipment is fully accessible. Re-Route all tubing and vents out of the access to the equipment.
- Gas to have a Sediment Tee at the Air Handler, and Hard-Pipe at the entry to the Furnace Cabinet.
- Abandoned Space Heaters still in place in the underside of the Floor at the Crawlspace can be removed

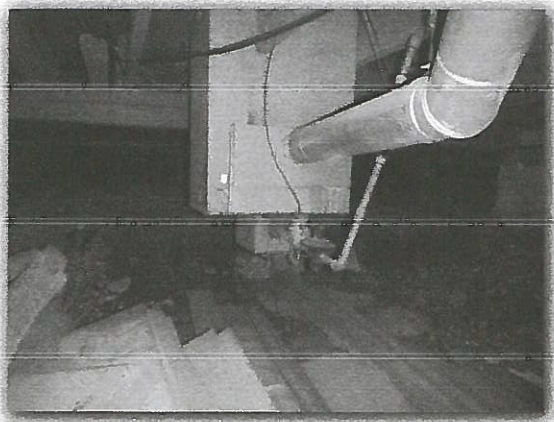
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No Asbestos was discernible at these.

- **All Vent Ducts from Floor Heaters** can be stripped from the Home.

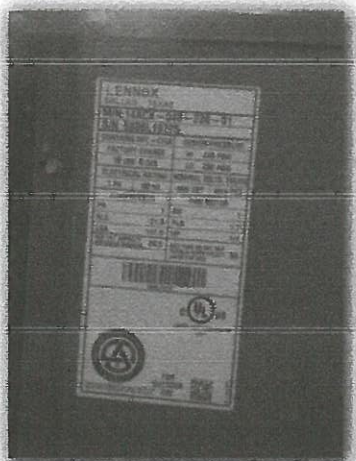
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B. Cooling Equipment

Type of Systems: Central

Comments:

AC Equipment is a Lennox brand, 14 SEER, 2006 model 4 ton 50 amp package with HFC-410A refrigerant



- **If remodeling** service and tune-up the AC.
- **Recommend adding a Safe-T-Switch device** to the Primary Drain Clean-Out at the Attic Air Handler to alert you to flow problems with the Primary Drains before Overflow Pans start to fill.
- **The Window Unit in the Study** wall vents to the Garage!

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- If Remodeling, remove and add Central AC here.

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C. Duct Systems, Chases, and Vents

Comments:

- If remodeling, AC Ducts and Vents to be rebuilt to support new floor plan.

IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution Systems and Fixtures

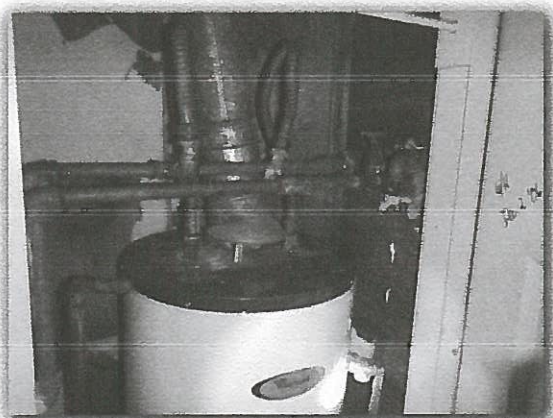
Location of water meter: Front right corner of the Lot

Location of main water supply valve: In Valve Box with Sprinkler Backflow

Static water pressure reading:

Comments:

- Household Supply Plumbing is a mix of original Steel Tubing (photo) and more recently installed Copper tubing.



- It all will need to be replaced, including the Water Main from the Meter to the Home (Remodeled or New).

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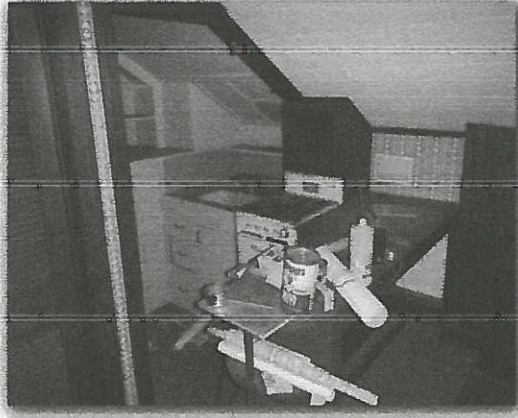
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- **Upper Kitchenette and Bath Fixtures** (below) are in broken, dilapidated condition.

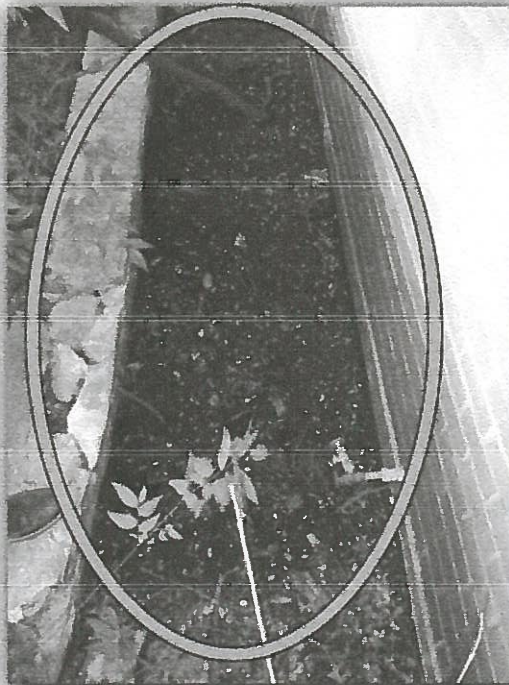


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B. Drains, Wastes, and Vents

Comments:

- **Saturated and blackened soil** between the left east side of the Home and the retaining wall (photo) is indicative of broken and leaking Drain Line here from this side of the Home to the Street Tap.



- **A new Drain** is needed from the Home to the Street Tap.
- **New Clean-Outs** needed at the exterior wall here.
- **Crawlspace Drain Plumbing** (if remodeling) will need to be replaced.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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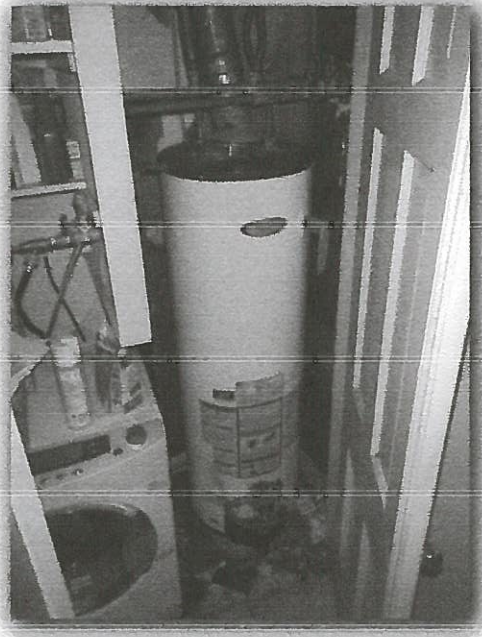
C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 Gallon

Comments: 2007 model Tank

- **If Remodeling**, Junk the Heater and install a new Tankless Heater at the exterior wall.



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D. Hydro-Massage Therapy Equipment

Comments:

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E. Other

Comments:

V. APPLIANCES

* ☐ ☐ *

A. Dishwashers

Comments:

- **If Remodeling all Kitchen and other Home Appliances** to be replaced.

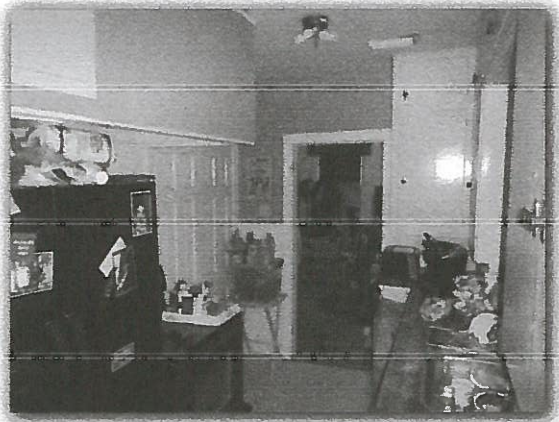
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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(Note: No appliances have environmental problems)

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B. Food Waste Disposers

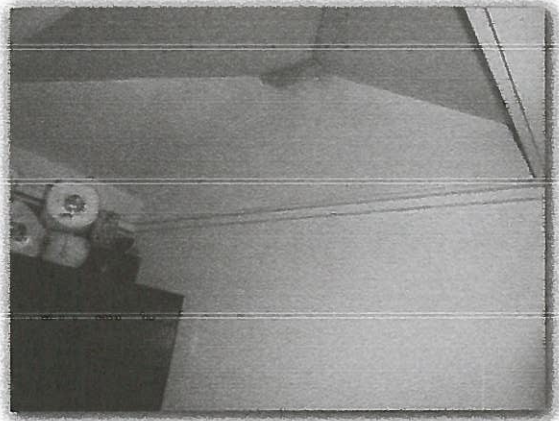
Comments:

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C. Range Hood and Exhaust Systems

Comments:

- **Vent Hood lacks an Exhaust Fan.** Replace this Hood during Remodeling.



- **Kitchenette has an Exhaust Vent** above the Range blowing to the Attic behind it!

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

Comments:

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E. Microwave Ovens

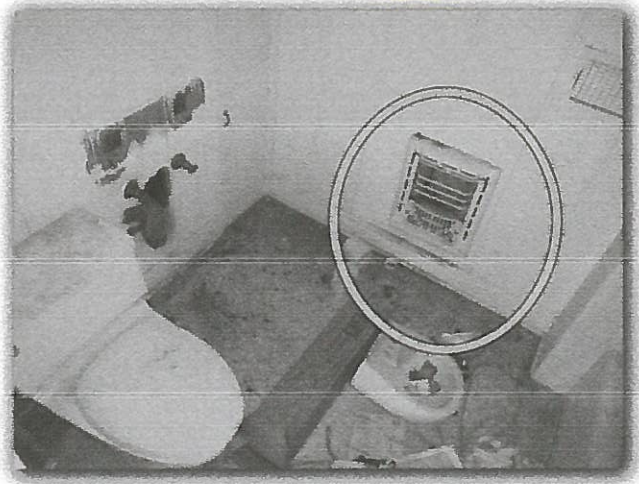
Comments:

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- **Non-Vented Gas Wall Heaters** in Bathrooms to be removed if Remodeling.



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G. Garage Door Operators

Comments:

I=Inspected

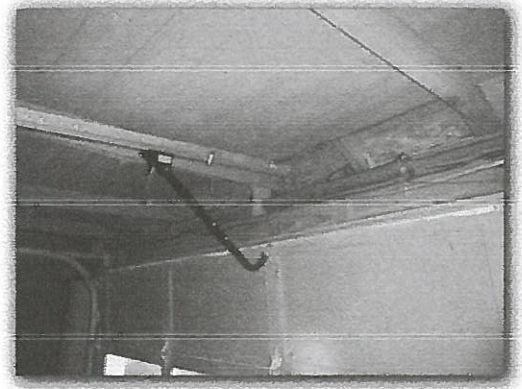
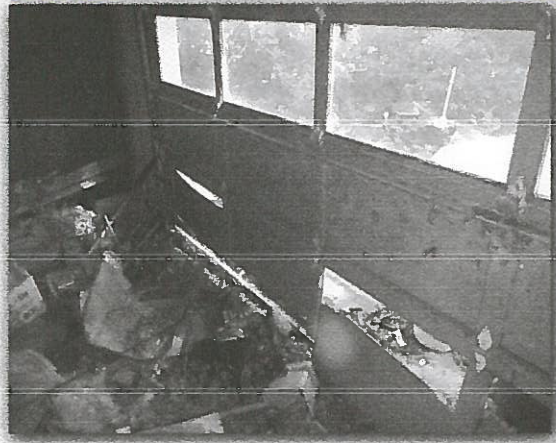
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- See 'Exterior Walls'.
- Overhead Garage Door beyond repair.



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H. Dryer Exhaust Systems

Comments:

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I. Other

Comments:

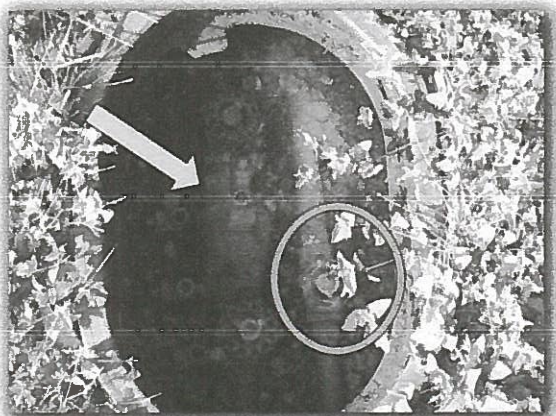
VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

- **Backflow Preventer Valve** in Box next to Water Meter (arrow in photo is old and partially submerged in soil Valve will need to be replaced, or rebuilt.



Note: Owners Water Supply Valve (ringed in same photo) is next to it.

- **Entire Irrigation System** to be remodeled and rebuilt to accommodate new Landscaping.

Report Identification: 20140812-01, 3201 BOWMAN AVENUE, AUSTIN, TX

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I	NI	NP	D
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: Pool Construction Types

Comments:

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C. Outbuildings

Comments:

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D. Private Water Wells (A coliform analysis is recommended)

Type of Pump: Water Pump Types

Type of Storage Equipment: Water Storage Equipment

Comments:

☐ * ☐ ☐

E. Private Sewage Disposal (Septic) Systems

Type of System: Septic Systems

Location of Drain Field:

Comments:

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F. Other

Comments: